

Spring Valley

Overview

Spring Valley is one of the most densely populated and built out communities in the entire unincorporated County. Spring Valley has no defined town center, and very little undeveloped land available for commercial development without redevelopment assistance. Commercial designated lands are scattered throughout the community, however, the major concentration of commercial areas are situated along the major roads and key intersections. These commercial areas include Troy Street, Sweetwater Road, Jamacha Road and Blvd., and along Sweetwater Springs Blvd. Minimal change is proposed for existing commercial areas. However, some currently designated Service Commercial areas are recommended to change to a General Commercial designation to reflect established development patterns.

Industrial uses are located in three separate areas dispersed throughout the community, with a fourth industrial location designated at the current site of the Spring Valley Swap Meet. Incompatible uses are common issues in areas with existing Service Commercial and General Impact Industrial designations. In order to reflect existing uses, most areas currently designated as Service Commercial were re-designated as Limited or Medium Impact Industrial designations. In response to Planning Group requests, some industrial areas located next to schools or high-density residential developments were re-designated to Limited Impact Industrial.

Key Issues

- Proposed designation changes along Bancroft Drive/Jamacha Road could cause some existing businesses to become non-conforming uses
- Incompatible mix of existing land uses creates difficulty in planning cohesive commercial/industrial districts
- In areas where existing heavy commercial and/or industrial uses are located immediately adjacent to residences, it is difficult to provide an appropriate land use buffer to separate these incompatible uses

Planning Group Direction

- Supports Limited Impact Industrial on most existing Service Commercial and General Impact Industrial areas
- The community has expressed a desire to change the character of the land uses within the existing Service Commercial and Industrial land use designations to encourage uses that are compatible with the surrounding residences
- Recommends that the current General Plan designation be changed from General Impact Industrial to (I-1) Limited Impact Industrial for all parcels abutting the north side of Jamacha Road (from Leland Street to Grand Avenue)
- Recommends a residential General Plan designation for the large area currently occupied by the Spring Valley Swap Meet

**Additional Staff Analysis/
Recommendations**

- Staff supports the majority of the Planning Group's recommendations, with the following exceptions:
- Recommends a (I-2) Medium Impact Industrial designation for an existing heavy industrial area located in the vicinity of the northwest corner of Jamacha Road and Grand Avenue. The proposed (I-2) designation recognizes an existing industrial district characterized by heavy industrial uses (with outdoor storage)
- Recommends retaining the (I-1) Limited Impact Industrial designation for the swap meet area. This area is highly disturbed and currently under-utilized. The area is south of Jamacha Boulevard and east of State Route 125 and provides an appropriate location for the development of future light industrial uses and is designated Limited Impact Industrial on the existing General Plan

**Planning Commission
Recommendations**

The Planning Commission concurs with staff's recommendations.

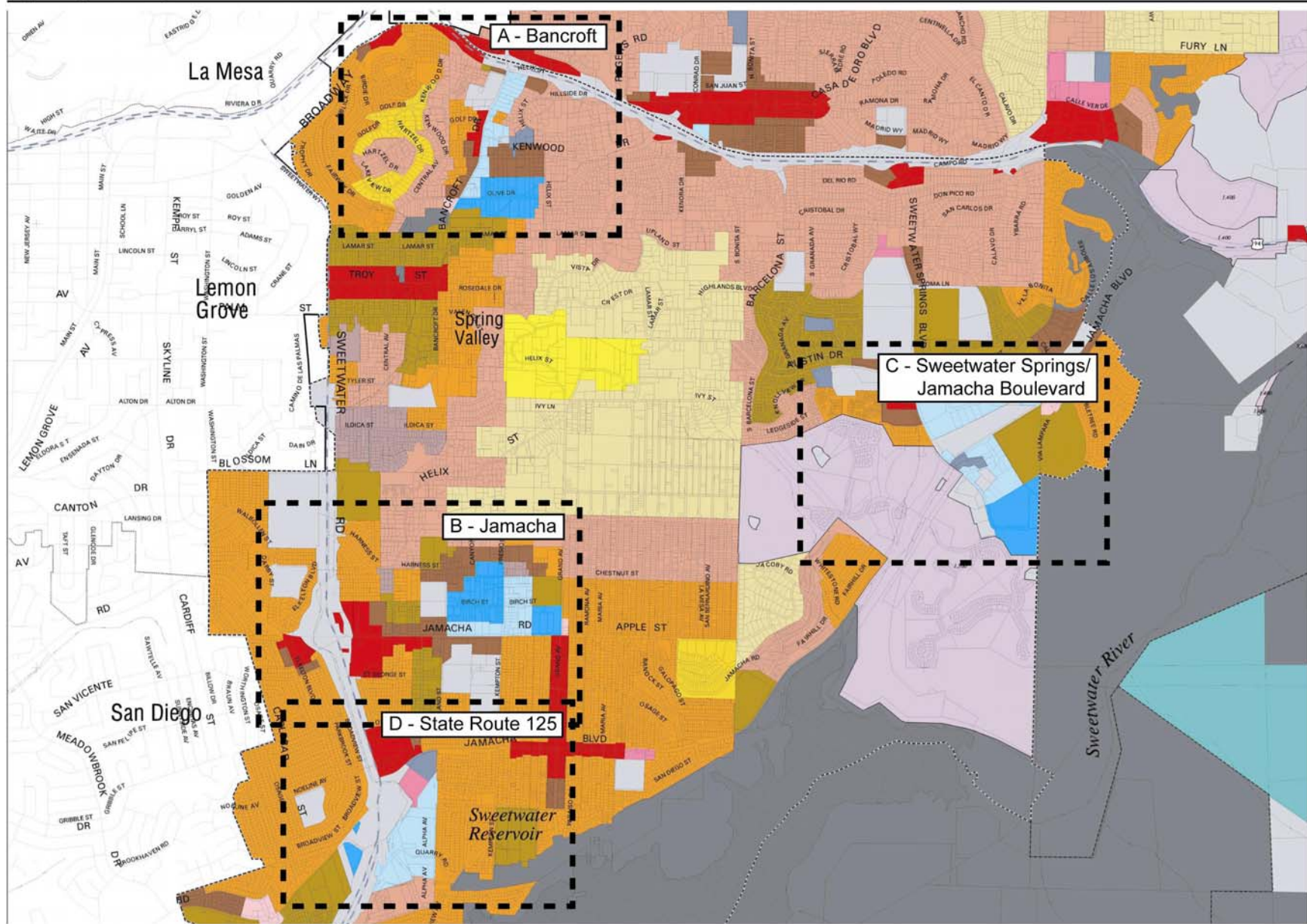
ERA Needs Analysis
(all numbers in gross acres)

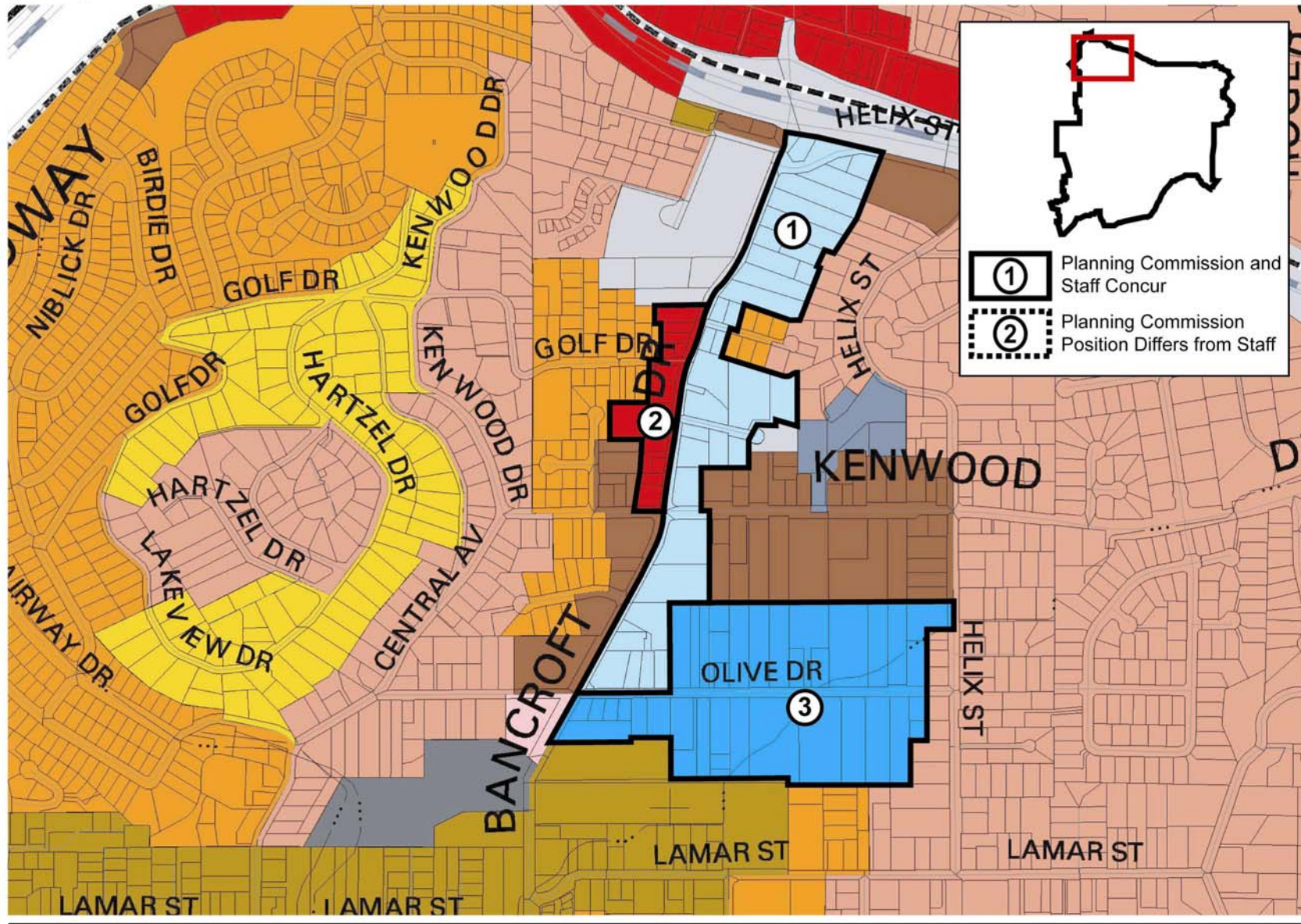
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	95	215	120	231	136
Industrial	83	387	304	285	202
Office	28	29	1	15	(13)

Note: All numbers rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Spring Valley

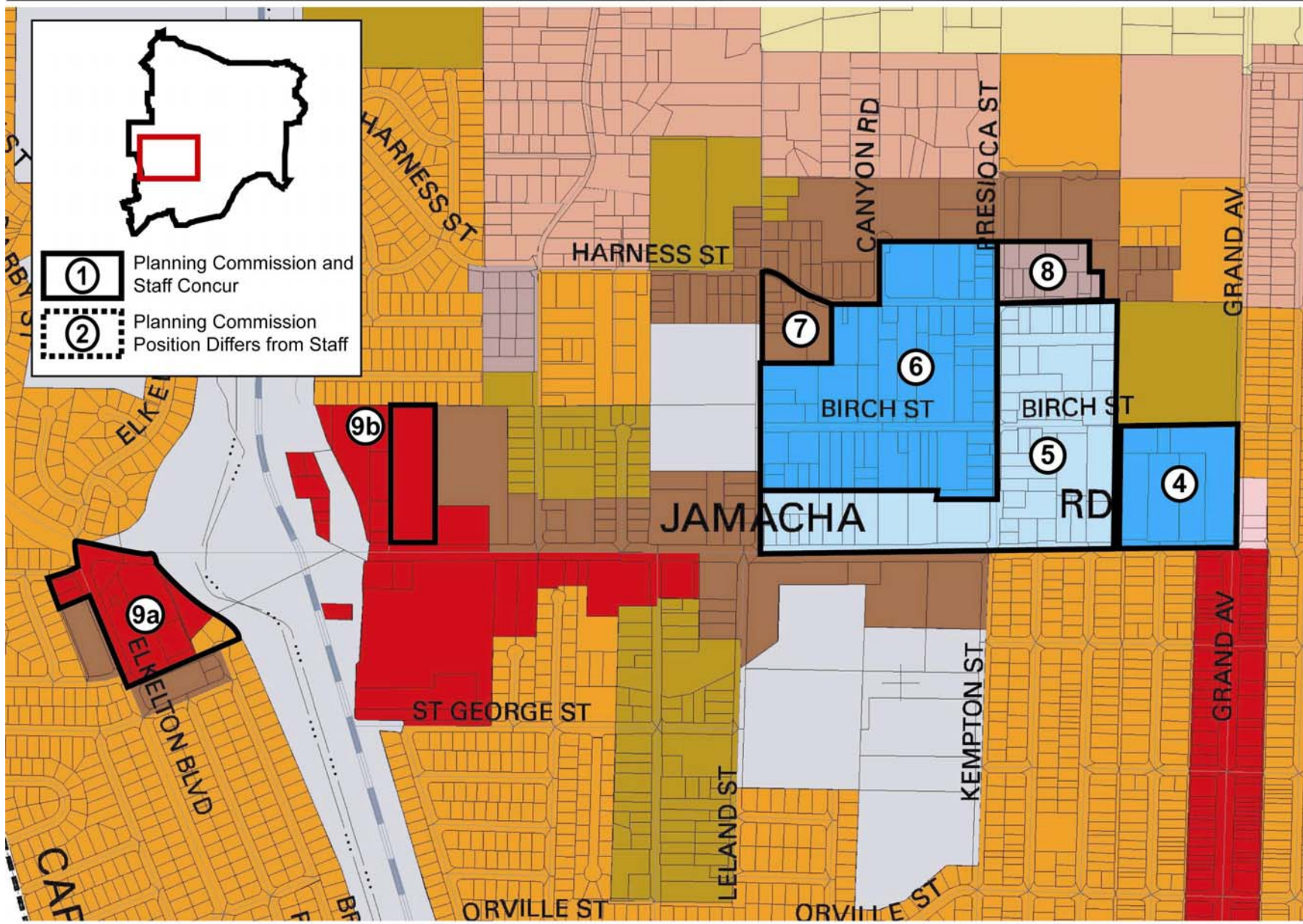


Spring Valley (Bancroft Drive Corridor)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 23 acres</p> <p><i>Current Use:</i> Mix of light industrial uses</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Existing commercial/industrial corridor located on the west and east side of Bancroft Drive, a Circulation Element Road with direct access to Highway 94 Recognizes existing commercial/ industrial uses with minimal incompatible land use impacts to adjacent residential neighborhoods Existing uses, with certain exceptions, are primarily located within enclosed buildings or fenced areas Staff supports Planning Group recommendation
2	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Mix of General Commercial uses</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Existing commercial area with direct access to Highway 94 via Bancroft Drive Recognizes existing commercial businesses with minimal incompatible land use impacts to adjacent residential neighborhoods Various commercial businesses including auto repair, fast food restaurant, and a gas station/mini-mart Staff supports Planning Group recommendation

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3	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 29.5 acres</p> <p><i>Current Use:</i> Mix of service commercial and industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Existing, large commercial/ industrial district located east of the intersection of Bancroft Drive and Olive Drive. The area has direct access to Highway 94 via Bancroft Drive Recognizes existing service commercial/industrial uses with minimal land use impacts to adjacent residential neighborhoods Mixture of automotive services (including large truck storage and repair), construction equipment storage (outdoor) wholesaling and service commercial uses Consistent with industrial location criteria Staff supports Planning Group recommendation

Spring Valley (Jamacha Road)

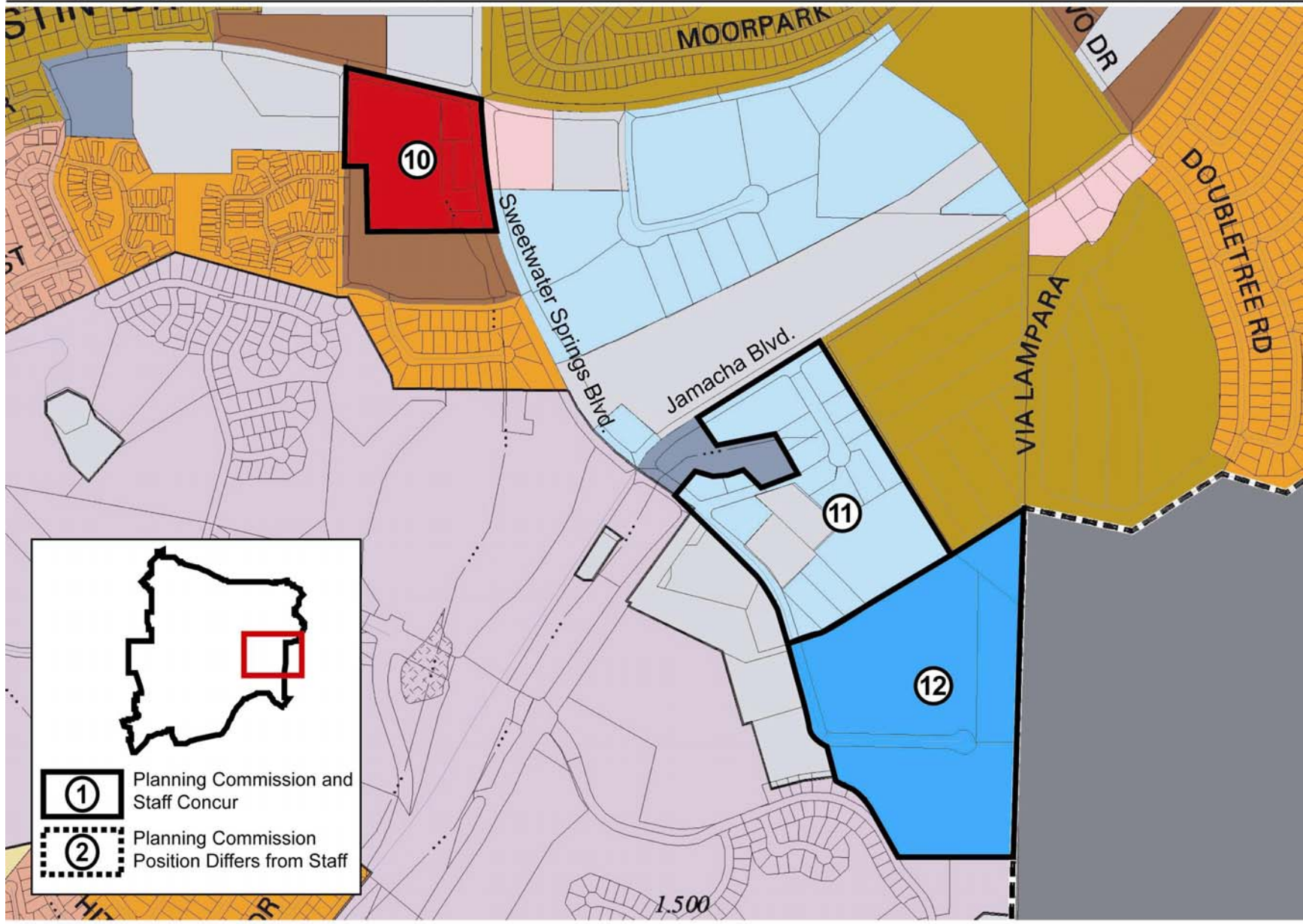


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4	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p>Total Area: 9.4 acres</p> <p>Current Use: Existing heavy industrial uses</p> <p>Existing GP: (15) Limited Impact Industrial (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located northwest of the intersection of Jamacha Road and Grand Avenue. The area has direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes existing, large industrial district characterized by heavy industrial uses (with outdoor storage). Uses include a steel fabrication plant, move on housing storage yard, construction equipment storage and industrial warehouses Consistent with industrial location criteria
5	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p>Total Area: 28 acres</p> <p>Current Use: Various service commercial/ light industrial uses</p> <p>Existing GP: (15) Limited Impact Industrial (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located on the north side of Jamacha Road and the east side of Presioca Street with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes existing mixture of service commercial and light industrial uses, with minimal impact to adjacent residential neighborhoods. Uses include automotive service shops, self storage facility, and construction equipment storage yards Consistent with industrial location criteria Staff supports Planning Group recommendation

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6	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 29.86 acres</p> <p><i>Current Use:</i> Various heavy commercial/industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located between Sweetwater Lane and Presioca Street, with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes an established heavy commercial/industrial district with various outdoor storage uses) with minimal land use impacts to adjacent residential neighborhoods Consistent with industrial location criteria Staff supports Planning Group recommendation
7	<p><u>Staff</u> (VR-24) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-24) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Single and multi-family residential neighborhood</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> Area is located southeast of the intersection of Harness Street and Sweetwater Lane Reflects existing residential use Consistent with community development model Staff supports Planning Group recommendation

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8	<p><u>Staff</u> (VR-10.9) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-10.9) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Single family and multi-family residential</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> Area is located at the northeast intersection of Presioca Street and Harness Street, with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Reflects existing multi-family residential neighborhood (condominium and apartment complexes) Consistent with community development model Staff supports Planning Group recommendation
9 a-b	<p><u>Staff</u> (C-1) General Commercial</p> <p>(VR-7.3) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>(C-1) General Commercial</p> <p>(VR-7.3) Village Residential</p>	No recommendation submitted	<p><i>Total Area:</i> 11 acres</p> <p><i>Current Use:</i> Commercial with a small area of residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Change to area west of State Route 125 reflects existing commercial strip center Designation on three single family residential parcels adjacent to commercial center changed to Village Residential to reflect existing residential use Single parcel on east side of State Route 125 is nearly surrounded by General Commercial and residential uses

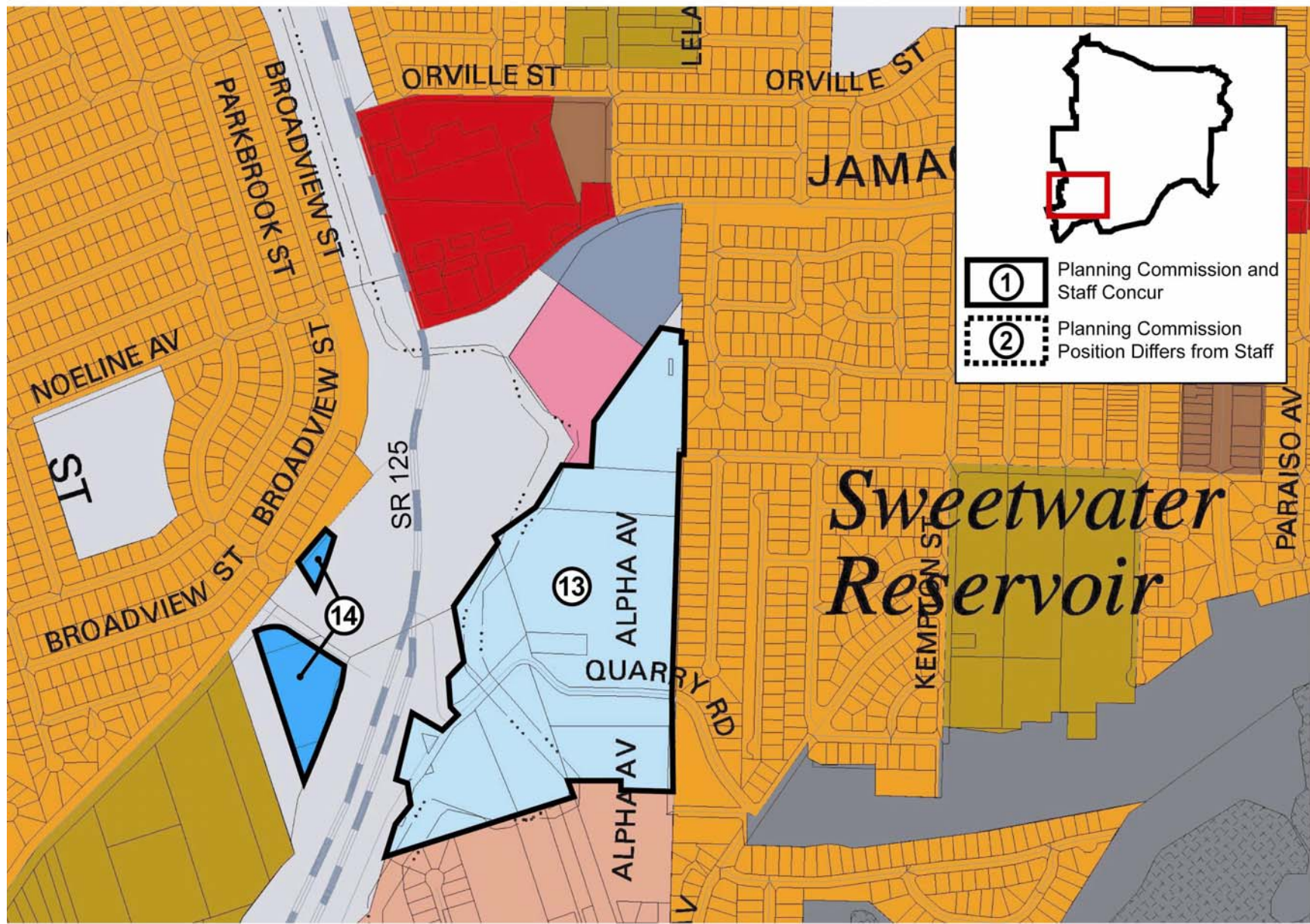
Spring Valley (Sweetwater Springs Blvd/Jamacha Blvd)



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	Staff / Planning Commission	CPG/CSG	Owner(s)		
10	<p><u>Staff</u> (C-1) General Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-1) General Commercial	(C-1) General Commercial (Lamden Family Trust)	<p><i>Total Area:</i> 10.5 acres</p> <p><i>Current Use:</i> Existing community shopping center</p> <p><i>Existing GP:</i> (12) Neighborhood Commercial</p>	<ul style="list-style-type: none"> • Site is located at the southwest intersection of Sweetwater Springs Blvd. and Austin Drive. Both are Circulation Element Roads with direct access to Highway 94 • The General Commercial Land Use Designation is consistent with the existing C36 (General Commercial) zone and existing commercial uses • A mixed use zone (commercial/residential) will provide an opportunity for residential development to be regulated by community specific zoning criteria • The residential component of the mixed use zone is consistent with existing, adjacent residential development and will provide a buffer between residential development and commercial uses • Consistent with the community development model • Staff supports the Planning group recommendation

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	Staff / Planning Commission	CPG/CSG	Owner(s)		
11	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 19 acres</p> <p><i>Current Use:</i> Existing industrial park</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area has direct access to Jamacha Blvd. classified as Expressway on the Circulation Element Recognizes existing light industrial uses (primarily enclosed) with minimal impacts to adjacent residential neighborhoods – provides a buffer to adjacent residential uses Recognizes existing industrial park nearly built-out (primarily enclosed businesses) Consistent with the community development model Staff supports Planning Group recommendation
12	<p><u>Staff</u> (I-2) Medium Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 32.56 acres</p> <p><i>Current Use:</i> Existing Industrial/ manufacturing park</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> The area has direct access to Jamacha Blvd. classified an Expressway on the Circulation Element Recognizes existing, large acreage industrial uses (components fabrication/ warehouse facilities, with associated truck storage) with minimal land use impacts to adjacent residential neighborhoods Provides an appropriate General Plan Designation for a large established industrial park that provides employment opportunities for the community Staff supports the Planning Group recommendation

Spring Valley (State Route 125)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
13	<p><u>Staff</u> (I-1) Limited Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	Unspecified Residential Land Use Designation	No recommendation submitted	<p><i>Total Area:</i> 44 acres</p> <p><i>Current Use:</i> Swap Meet, self-storage facility, equipment storage yard</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large area located east of State Route 125, south of Jamacha Blvd • The area has direct access to State Route 125 via Quarry Road • The majority of the area (currently occupied by the swap meet) is paved. The area is highly disturbed with little or no environmental significance • The majority of the paved area is adjacent to and below the right-of-way for the State Route 125 (noise impacts are a major issue) • The area is currently under utilized and would be more appropriate for light manufacturing, processing or assembly type uses
14	<p><u>Staff</u> (I-2) Medium-Impact Industrial</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium-Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 1 acre</p> <p><i>Current Use:</i> Undeveloped and open construction storage yard</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • Two separate parcels located west of and adjacent to the right-of-way for State Route 125 • One parcel is vacant; the other parcel contains an outdoor storage and construction equipment yard • Staff supports Planning Group recommendation